Manchester BSF
LORETO HIGH SCHOOL TEMPORARY CLASSROOMS

D E S I G N & A C C E S S S T A T E M E N T

In support of
Planning Submission for Temporary Classrooms



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Summary

INTRODUCTION

This Design and Access Statement is submitted as a supporting document to the planning application for the temporary classrooms on the site of Loreto High School.

The main purpose for the temporary classrooms will be to support the main school and enable classes to be decanted during the redevelopment works to the site. A separate D&A statement has been issued previously for the redevelopment of the main school and can be accessed through the Planning Portal.

The temporary classrooms will occupy the site for a period of 12 months from the beginning of March 2010.

A DESIGN

A 1.1 Overview of the main school development

The overall development at Loreto High School is centred on improving the students and teachers alike through building on the facilities already available at Loreto to enhance the learning environment. The project includes an overhaul of the external cladding and windows to the main teaching block and technology block. The teaching block will also undergo complete remodelling of the internal spaces to bring the classrooms up to current standards. Additional space will be provided to accommodate a new library, additional teaching areas and new meeting spaces for the school, community and multi-agency uses.

Whilst this provides an overview of the redevelopment to the main school, the temporary classrooms will have an important role in enabling the school to continue to deliver the curriculum within the school site and continue to provide the facilities necessary to satisfy the school's educational requirements during these works.



Aerial View of the Site

A 1.2 Design Concept

The accommodation requirements have been developed during several meetings involving the school, the design team, construction team and Manchester City Council.

The key issues discussed were:

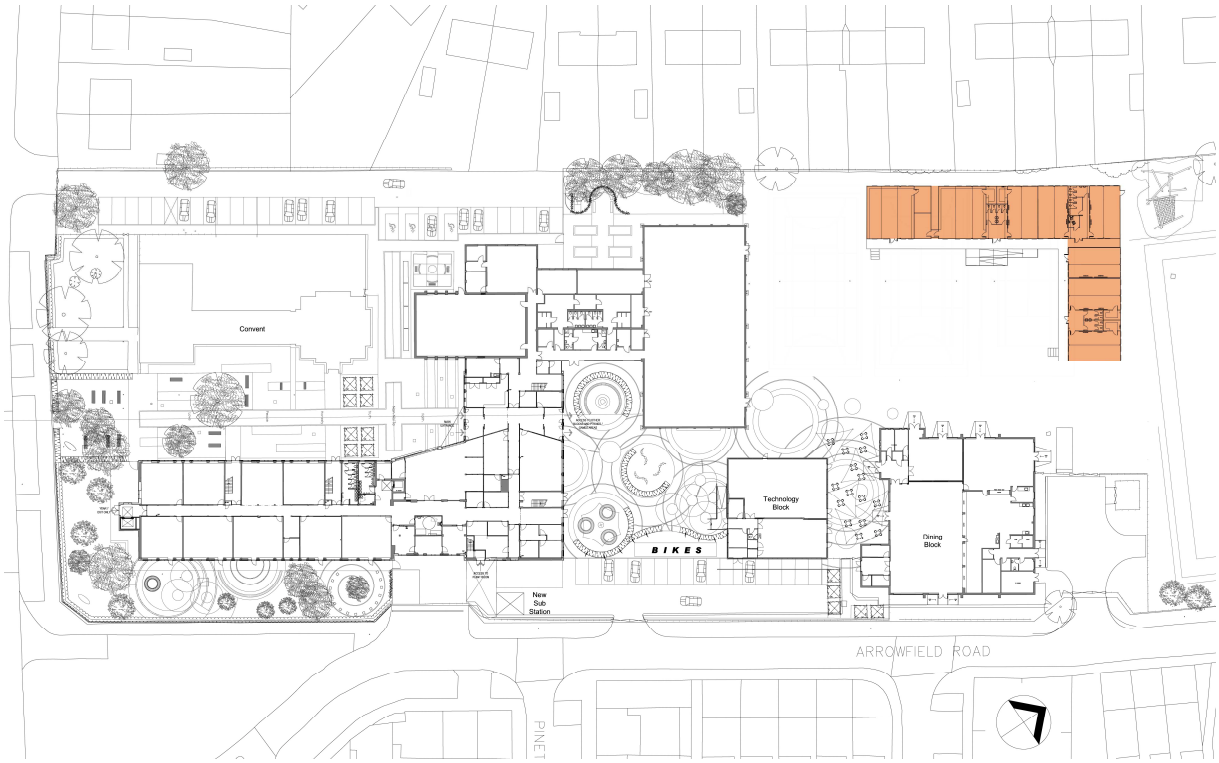
- The ability to provide the necessary facilities to each classroom to satisfy the school's current educational requirements
- Heating and Lighting
- Sustainability and Energy Efficiency
- Accessibility and Inclusion

The main design concept for the temporary class rooms are based on a series of standard single storey units, supported by sanitary accommodation, store rooms and science prep rooms. The blocks are arranged to best suit to school's requirements and consideration has been given to accessibility and proximity to the main school.

A 1.3 Scale and Layout

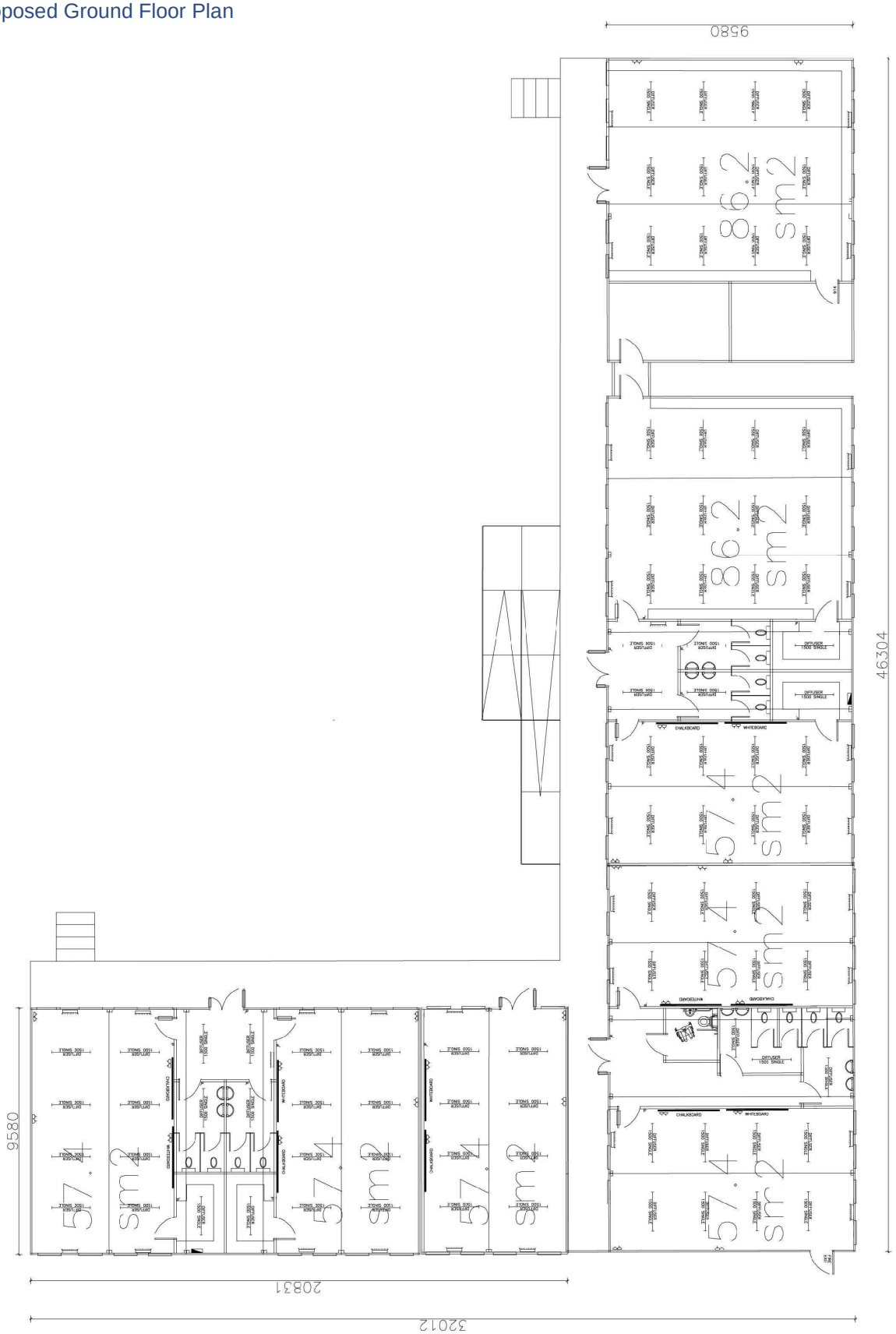
The scale of the temporary accommodation has been informed by the number of class rooms and supporting facilities required by the school. The proposal includes 6no. general teaching class rooms, 2no. science labs with 2no. Prep rooms, 3no. toilet blocks and 4no. store rooms.

Much of the school site is occupied by the existing building or is taken up by car parking and soft landscaping. The proposed temporary classrooms therefore, will be located on the existing hard court area. The class rooms will be laid out in an 'L' shape adjacent to the sports block and dining block for optimum staff surveillance and to maximise the area of hard courts remaining.
Consideration has also been given to the logistics of the construction works and the most appropriate location for the safety of the staff, pupils and visitors of the school during the works.



Proposed Site Plan

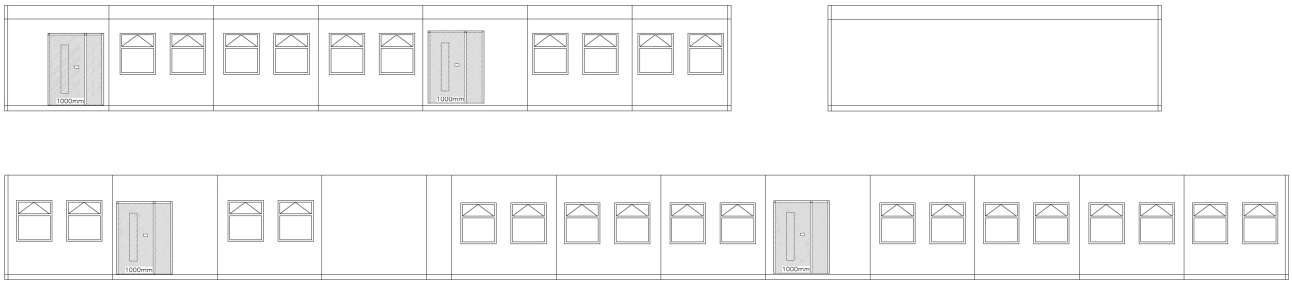
Proposed Ground Floor Plan



A 1.4 Appearance and Security

The appearance of the temporary accommodation will be chosen from a selection of standard colours and will incorporate the following features:

- Double glazed windows with top opening lights
- Window guards
- Steel framed doors, each fitted with a 5 lever mortice lock
- 1500mm Florescent Lights
- CCTV and External Lighting to suit the Secured By Design recommendations.



Proposed Typical Elevations

B ACCESS

The existing school will remain in operation for the duration of the building contract. The strategy is to remodel the smaller single storey detached buildings first and then remodel the main block. During these works the proposed temporary accommodation will provide the necessary additional teaching spaces to provide the continuity of learning.

B 1.1 Site Approach

Proposals for the approach and access to the site are covered in the access statement submitted as part of the planning application for the main school. In brief, the existing entrance locations and parking areas are to be maintained with some minor modifications to recognise the standard of DfA2.

Main access routes from the car park and entrance locations through the site up to the hard court area will be level or to a suitable fall for drainage or general site levels. None will be steeper than 1:20

Should any external routes require a steeper change in level, e.g. access into a building, then proposed ramps will meet the DfA2 requirements and steps will be provided alongside the ramp where the rise is more than 300mm.

B 1.2 Access into the Building

The temporary accommodation will be accessed via a raised walkway which will be 1.8m wide with a suitable surface for wheelchair users. Access to the walkway will be via a ramp with a gradient of no more than 1:20 and steps will be provided alongside the ramp. Handrails and balustrades will be designed to meet the requirements of DfA2.
Appropriate signage will be incorporated into the temporary accommodation to aid way finding and induce confidence.

The careful control of electrical and mechanical services, drainage gullies and access points will avoid creating barriers and will not compromise access routes.

External Lighting will follow the recommendations set out by Secured By Design and will take account of the school working day and climate conditions.

B 1.3 Internal Spaces

The layout and size of the temporary accommodation takes account of class sizes, specialist class rooms e.g. science labs, sanitary requirements and evacuation. A number of detailed matters including door furniture and finishes have also been considered with respect to inclusion.

All single leaf external doors will have a minimum clear width opening of 1000mm, or in the case of double doors, at least one leaf will have a clear opening of 1000mm. Internal doors will have a minimum clear width opening of 850mm and the accessible toilet will have a minimum clear opening of 900mm to meet with the DfA2 requirements.

SUMMARY

Reasonable provision for accessibility has been considered for the proposed temporary accommodation at the Loreto School Site. Whilst there are some limiting factors due to the nature of the accommodation, effort has been made to upgrade the provision where necessary to meet with the DfA2 requirements to provide a suitable temporary environment for the continuity of learning throughout the construction period.